

A meeting of the Jasper County Plan Commission was held Monday, October 24, 2016 at 7:00 pm in the Commissioners' Room of the Jasper County Courthouse, Rensselaer, Indiana. Members present: Todd Peterson, Sandra Putt, Justin Rodibaugh, Jim Walstra, John Korniak, and Bryan Overstreet. Also present: Todd Sammons, Randle and Sammons, Mary Scheurich, Director of Planning and Development; Kelli Standish, Secretary. Absent were: Gerrit DeVries, Jim Martin and Vince Urbano.

Meeting was called to order by Board President Sandra Putt. The first order of business was the call for approval of the September 2016 minutes.

Bryan Overstreet made the motion to approve the September 2016 minutes subject to Justin Rodibaugh's name being removed from being absent and changing Sandra Putt, President name on the signature of the minutes to Bryan Overstreet, Vice President. Motion was seconded by John Korniak and carried unanimously.

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Rezone

Cause#PC-11-16

Applicant: Johns Brothers Tiling & Exc. Inc.

Landowner: Steve Hurley

Location: Sec.2-29-6 – Barkley Twp. – 150S. W. of 125W. S-side

Use: Rezone A1 to A2

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Public hearing held pursuant to notice October 11, 2016 in the Rensselaer Republican, a daily newspaper of general circulation printed and published in Jasper County, Indiana; also pursuant to notice to adjacent landowners given by certified mail, return receipts requested. All as shown by the affidavit of Becky Coffey, Clerk of the Rensselaer Republican, and return receipts submitted by the applicant.

Eric Johns was present and stated that they have been offered a 5 acre piece of property from Steve Hurley. They are proposing to construct a building on the property to one day run their Tiling & Excavating business there. They were told that they can not build on a 5 acre piece of property so that is why they are requesting to rezone the property from A1 to A2.

Sandra Putt asked if anyone present had any opposition to the application. There was none.

Todd Peterson asked if they are requesting to rezone the property to A2 because of the lot size?

Mary Scheurich replied affirmatively. That is the reason for going A2, but since they want to construct a building for their business she feels they should be rezoning to an Ag business which is A4, but that is her opinion.

Jim Walstra asked if there are plans in the future for a home to build.

Eric Johns replied that right now they do not have a plan to construct a home, but down the road several years later his son may buy the business and decide to build a home there.

Jim Walstra asked how much acreage they would need for A4 zoning.

Mary Scheurich replied that it is 2 acres and 200 feet of frontage. This application would have fit the A4 zoning but then residences are not allowed in this zoning district. If and when they want to construct their business we will deal with the situation then.

Jim Walstra stated that they really won't be zoned for business.

Mary Scheurich replied affirmatively. We have had a hard time trying to figure out what or how they should apply for what they want to do. In the A2 zoning district they are allowed to build a home, but not run a business. In the A4 zoning district they are allowed to run their business but not build a residence.

Justin Rodibaugh asked if this is going to be like a FBI building that you see all over the county.

Eric Johns replied affirmatively. We won't be selling any product; we won't be doing anything like that. It won't be any different than where they are at now.

Bryan Overstreet asked if this was going to be your office or just where you are storing your stuff?

Eric Johns replied affirmatively. Technically their office is in Francesville.

Todd Peterson made the motion to recommend approval for the rezone from A1 to A2 to the Board of County Commissioners subject to a legal description being provided. Motion was seconded by Justin Rodibaugh and carried unanimously.

In discussing how much frontage they will need in order to build on the property they discovered that there is no legal description available with the application.

Eric Johns replied that they have a legal description and the property has been surveyed. He has not measured to see how much frontage he will have, but he knows it is a substantial amount.

Jim Walstra stated that there will be no building until we have a legal description correct?

Mary Scheurich replied affirmatively and that she cannot bring the rezone request to the Commissioners until we have a legal description.

Eric Johns stated that he could have that legal description to the Planning &

Development the next morning.

Mary Scheurich replied that, that will work if he gets us the legal description.

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Upon motion duly made and seconded, meeting was adjourned.

A TRUE RECORD;

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Sandra Putt, President